Council Communication

Department: Community Development CASE # OTB-21-009 Applicant: Mark Andersen Andersen Construction Co. 3125 S. 11th Street Council Bluffs, IA 51501	Resolution of Intent No. _____ Resolution to Dispose No. _____	Set Public Hearing: 10/11/21 Public Hearing: 10/25/21

Subject/Title

Request by Andersen Construction, represented by Mark Andersen, to dispose of the property, legally described as Section 14-74-44 PT NW NW comm 614.52'S 32.19'E NW COR TH NELY615.9' SWLY572.17' to POB, City of Council Bluffs, Pottawattamie County, Iowa, to Andersen Construction Company (Mark Andersen) for the purpose of replatting with adjacent land to the west to create a new one-lot minor industrial subdivision as described in Case #SUB-21-010.

Location: vacant land lying southwest of the intersection of 42nd Avenue and Gifford Road (approx. 4205 Gifford Road).

Background/Discussion

The Community Development Department has received an offer from Andersen Construction Company (Mark Andersen) to purchase surplus city-owned property (legally described above). The subject property is zoned I-2/General Industrial District and is classified as "transitional preserve" with a sub-classification of "future private use."

The applicant proposes to acquire the subject property to replat it with adjacent land to the west to form a new one-lot minor industrial subdivision, as described in Case #SUB-21-010. According to the adopted *Inventory and Disposal Policy for Surplus City Property*, dated April 23, 2018, the subject property shall be priced at its most recent assessed land value, which is $114,000.00. The applicant has offered $27,878.00 to purchase the property and has submitted the required 10% down payment ($2,788.00) and $50.00 application fee. The applicant's offer is based on a real estate market analysis indicating fair market value of the subject property (see Attachment D).

The City of Council Bluffs acquired the subject property on July 30, 2015, after purchasing part of the land located at 4325 Gifford Road for the purpose of relocating a section of Gifford Road right-of-way lying immediately south of US-275/Veterans Memorial Highway. The subject property has been classified as "transitional preserve" with the intention that the land could be replatted with surrounding land in the future.

The City has incurred a total cost of $0.00 for the subject property.

The subject property is currently zoned I-2/General Industrial District. The subject property is an irregularly shaped lot with a total of 55,756 square feet, which exceeds the minimum lot size requirements for the I-2 District. The subject property may contain wetlands, which could limit the

ability to build upon the land. However, the applicant has also submitted a request for approval of a one-lot minor industrial subdivision (Case #SUB-21-010) that will replat the subject property into one lot along with adjacent land to the west. This newly created lot will be buildable under current site development standards for the I-2 District.

Recommendation

The Community Development Department recommends setting a public hearing on the disposal of the property legally described as Section 14-74-44 NW NW comm 614.52'S 32.19'E NW COR TH NELY615.9' SWLY572.17' to POB, City of Council Bluffs, Pottawattamie County, Iowa, on the October 11, 2021 City Council Meeting.

Attachment A: Location Map
Attachment B: Letter of Intent
Attachment C: Application Submittal
Attachment D: Real Estate Market Analysis

Prepared By: Brandon Siracuse, Planner, Community Development Department